
Chapter 21.18 – Residential Coastal Zoning Districts (R-A, R-1, R-BI, R-2, RM, RMD)

Sections:

21.18.010	Purposes of Residential Coastal Zoning Districts
21.18.020	Residential Coastal Zoning Districts Land Uses
21.18.030	Residential Coastal Zoning Districts General Development Standards

21.18.010 – Purposes of Residential Coastal Zoning Districts

The purposes of the individual residential coastal zoning districts and the manner in which they are applied are as follows:

- A. **R-A (Residential-Agricultural) Coastal Zoning District.** The R-A Coastal Zoning District is intended to provide for areas appropriate for detached single-family residential dwelling units and light farming uses, each located on a single legal lot;
- B. **R-1 (Single-Unit Residential) Coastal Zoning District.** The R-1 Coastal Zoning District is intended to provide for areas appropriate for a range of detached single-family residential dwelling units, each located on a single legal lot, and does not include condominiums or cooperative housing.
- C. **R-BI (Two-Unit Residential, Balboa Island).** The R-BI Coastal Zoning District is intended to provide for a maximum of two residential dwelling units (i.e., duplexes) located on a single legal lot on Balboa Island.
- D. **R-2 (Two-Unit Residential) Coastal Zoning District.** The R-2 Coastal Zoning District is intended to provide for areas appropriate for a maximum of two residential dwelling units (i.e., duplexes) located on a single legal lot.
- E. **RM (Multiple Residential) Coastal Zoning District.** The RM Coastal Zoning District is intended to provide for areas appropriate for multi-unit residential developments containing attached or detached dwelling units.
- F. **RMD (Multiple Residential Detached) Coastal Zoning District.** The RMD Coastal Zoning District is intended to provide for areas appropriate for multi-unit residential developments exclusively containing detached dwelling units.

21.18.020 – Residential Coastal Zoning Districts Land Uses

A. Allowed Land Uses

- 1. Table 2-1 indicates the uses allowed within each residential coastal zoning district.
- 2. Residential uses represent the primary allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the residential

character of each coastal zoning district may be allowed as accessory, conditionally permitted, and/or temporary uses.

- B. Prohibited Land Uses. A table cell with “—” means that the listed land use is prohibited in that coastal zoning district.
- C. Applicable Regulations. The last column in the table (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 2-1 ALLOWED USES	Residential Coastal Zoning Districts				
	A Allowed				
	— Not Allowed *				
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	R-A	R-1**	R-BI R-2	RM RMD	Specific Use Regulations
Residential Uses					
Home Occupations	A	A	A	A	Section 21.48.110
Single-Unit Dwellings—Attached	—	—	A	A	Section 21.48.180
Single-Unit Dwellings—Detached	A	A	A	A	Section 21.48.180
Multi-Unit Dwellings	—	—	—	A	
Two-Unit Dwellings	—	—	A	A	Section 21.48.180
Accessory Dwelling Units	A	A	—	—	
Visitor Accommodations, Residential					
Bed and Breakfast Inns	—	—	A	A	Section 21.48.060
Short-Term Lodging	—	—	A	A	Chapter 5.95
Care Uses					
Adult Day Care					
Small (6 or fewer)	A	A	A	A	Section 21.48.070
Large (7 to 14)	A	A	A	A	Section 21.48.070
Child Day Care					
Small (8 or fewer)	A	A	A	A	Section 21.48.070
Large (9 to 14)	A	A	A	A	Section 21.48.070
Day Care, General	—	—	A	A	
Residential Care Facilities					
Limited (6 or fewer) Licensed	A	A	A	A	Section 21.48.170

TABLE 2-1 ALLOWED USES	Residential Coastal Zoning Districts				
	A Allowed				
	— Not Allowed *				
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	R-A	R-1**	R-BI R-2	RM RMD	Specific Use Regulations
Limited (6 or fewer) Unlicensed	—	—	—	A	Section 21.48.170
General (7 or more) Licensed	—	—	—	A	Section 21.48.170
General (7 or more) Unlicensed	—	—	—	A	Section 21.48.170
Integral Facilities/Integral Uses	—	—	—	A	Section 21.48.170
Parolee-Probationer Home	—	—	—	—	
Other Uses					
Parking Facility	A	A	A	A	
Convalescent Facilities	—	—	—	A	
Utilities, Minor	A	A	A	A	
Utilities, Major	A	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	Section 21.30.100???
Accessory Structures and Uses	A	A	A	A	
Animal-Keeping	A	A	A	A	Section 21.48.040
Personal Property Sales	A	A	A	A	Section 21.48.150
Special Events	Section 21.48.???				
Temporary Uses	Section 21.48.???				
<p>* Uses Not Listed. Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as provided by Chapter 21.12 (Interpretation of Implementation Plan Provisions).</p> <p>** Includes R-1-6,000, R-1-7,200, and R-1-10,000.</p>					

21.18.030 – Residential Coastal Zoning Districts General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-2 and 2-3, in addition to the development standards in Part 3 of this title (Site Planning and Development Standards).

**TABLE 2-2
DEVELOPMENT STANDARDS FOR SINGLE-UNIT
RESIDENTIAL COASTAL ZONING DISTRICTS**

Development Feature	R-A	R-1	R-1-6,000	Additional Requirements
Lot Dimensions	Minimum dimensions required for each newly created lot.			
Lot Area (1) (2)				
Corner lot	87,120 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	
Interior lot	87,120 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	
Lot Width				
Corner lot	125 ft.	60 ft.	60 ft.	
Interior lot	125 ft.	50 ft.	60 ft.	
Lot Depth	N/A	N/A	80 ft.	
Density/Intensity	Each legal lot shall be allowed one single-unit detached dwelling.			
Setbacks	<i>The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the setback maps in which case the setback maps shall control. (See Part 8 of this title.) Side and rear setback areas shown on the setback maps shall be considered front setback areas for the purpose of regulating accessory structures. Also refer to Section 21.48.180 (Residential Development Standards and Design Criteria).</i>			
Front:	20 ft.	20 ft.	20 ft.	Section 21.30.110 21.48.180
Side (interior, each):				
Lots 40 ft. wide or less	5 ft.	3 ft. (4)	6 ft.	Section 21.30.110 21.48.180
Lots wider than 40 ft.	5 ft.	4 ft.	6 ft.	
Side (street side):				
Lots 40 ft. wide or less	5 ft.	3 ft.	6 ft.	Section 21.30.110 21.48.180
Lots wider than 40 ft.	5 ft.	4 ft.	6 ft.	
Rear:	25 ft.	10 ft.	6 ft.	Lots abutting a 10 ft. alley or less that are directly across the alley from the side yard of a lot abutting an alley shall provide a setback for the first floor of at least 10 ft. from the alley.
Abutting Alley:				
10 ft. wide or less	N/A	5 ft.	N/A	
15 ft. wide or less	N/A	5 ft.	N/A	
15'1" to 19'11"	N/A	3'9"	N/A	
20 ft. wide or more	N/A	0	N/A	
Bluff edge setback	As provided in Section 21.28.040 (Bluff (B) Overlay District).			
Bulkhead setback	Structures shall be set back a minimum of 10 ft. from the bulkhead in each coastal zoning district.			
Site Coverage	Maximum percentage of the total lot area that may be covered by structures.			
Lots 40 ft. wide or less	N/A	N/A	60%	
Lots wider than 40 ft.	40%	N/A	60%	
Floor Area Limit (gross floor area)	N/A			N/A
Citywide		2.0 (5)(6)		

Development Feature	R-A	R-1	R-1-6,000	Additional Requirements
Corona del Mar		1.5 (5)(6)		
Height (3)	Maximum height of structures without discretionary approval. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.			
Flat roof	24 ft.	24 ft.	24 ft.	See 21.30.060(C)(2) (Height Limit Areas) and 21.30.060(B) (Height of Structures and Measurement)
Sloped roof; minimum 3/12 pitch	29 ft.	29 ft.	29 ft.	
Bluffs	See Section 21.28.040 (Bluff (B) Overlay District).			
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).			
Landscaping	See Chapter 21.36 (Landscaping Standards).			
Lighting	See Section 21.30.070 (Outdoor Lighting).			
Parking	See Chapter 21.40 (Off-Street Parking).			
Satellite Antennas	See Section 21.48.190 (Satellite Antennas and Amateur Radio Facilities).			
Signs	See Chapter 21.42 (Sign Standards).			
Residential Development Standards	See Section 21.48.180 (Residential Development Standards and Design Criteria).			
Notes:				
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.??? (Coastal Zone Subdivisions).				
(2) Lots may be subdivided so that the resulting lot area and dimensions for each new lot are less than that identified in this table in compliance with the provisions of Title 19 (Subdivisions). The minimum lot size shall not be less than the original underlying lots on the same block face and in the same coastal zoning district. Lot width and length may vary according to the width and depth of the original underlying lots. New subdivisions that would result in additional dwelling units beyond what the original underlying lots would allow are not permitted unless authorized by an amendment of the General Plan (GPA).				
(3) On the bluff side of Ocean Boulevard, the maximum height shall not exceed the elevation of the top of the curb abutting the lot.				
(4) Side setback areas for lots designated Special Fire Protection Areas shall be a minimum of five feet unless reduced by the Fire Marshal.				
(5) The floor area of a subterranean basement is not included in the calculation of total gross floor area.				
(6) The maximum gross floor area for a residential structure is determined by multiplying either 1.5 or 2.0 times the buildable area of the lot.				

**TABLE 2-3
DEVELOPMENT STANDARDS FOR TWO-UNIT AND MULTI-UNIT
RESIDENTIAL COASTAL ZONING DISTRICTS**

Development Feature	R-BI	R-2	R-2-6,000	Additional Requirements
Lot Dimensions	<i>Minimum dimensions required for each newly created lot.</i>			
Lot Area (1) (2) (3)				
Corner lot	2,375 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	
Interior lot	2,375 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	
Lot Width				

Development Feature	R-BI	R-2	R-2-6,000	Additional Requirements
Corner lot	60 ft.	60 ft.	60 ft.	
Interior lot	50 ft.	50 ft.	60 ft.	
Lot Depth	N/A	N/A	80 ft.	
Site Area per Dwelling Unit	Minimum required site area per dwelling unit based on net area of the lot.			
	1,000 sq. ft.	1,000 sq. ft.	3,000 sq. ft.	
	No more than 2 units per lot			
Site Coverage	Maximum percentage of the total lot area that may be covered by structures.			
	N/A	N/A	60%	
Floor Area Limit (9) (gross floor area)	1.5 plus 200 sq. ft.	2.0 Citywide (8) 1.5 Corona del Mar (8)	N/A	
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the setback maps in which case the setback maps shall control. (See Part 8 of this title.) Side and rear setback areas shown on the setback maps shall be considered front setback areas for the purpose of regulating accessory structures. Also refer to Section 21.48.180 (Residential Development Standards and Design Criteria).			
Front:	20 ft.	20 ft.	20 ft.	
Side (interior, each):				
Lots 40 ft. wide or less	3 ft.	3 ft.	6 ft.	
Lots 40'1" wide to 49'11" wide	4 ft.	4 ft.	6 ft.	
Lots 50 ft. wide and greater	N/A	4 ft.	6 ft.	
Side (street side):				
Lots 40 ft. wide or less	3 ft.	3 ft.	N/A	
Lots 40'1" wide to 49'11" wide	4 ft.	4 ft.	N/A	
Lots 50 ft. wide and greater	N/A	N/A	6 ft.	
Rear:	10 ft.	10 ft.	6 ft.	
Abutting Alley				Lots abutting a 10 ft. alley or less that are directly across the alley from the side yard of a lot abutting the alley shall provide a setback for the first floor of at least 10 ft. from the alley.
10 ft. wide or less	5 ft.	5 ft.	N/A	
15 ft. wide or less	5 ft.	5 ft.	N/A	
15'1" to 19'11"	3'9"	3'9"	N/A	
20 ft. wide or more	0	0	N/A	
Waterfront	10 ft.	10 ft.	N/A	
Bluff edge setback	As provided in Section 21.28.040 (Bluff (B) Overlay District).			
Bulkhead setback	Structures shall be set back a minimum of 10 ft. from the bulkhead in each coastal zoning district.			
Height (6)	Maximum height of structures without discretionary approval. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.			
Flat roof	24 ft.	24 ft.	24 ft.	See Section 21.30.060(C) (Increase in Height Limit)
Sloped roof; minimum 3/12 pitch	29 ft.	29 ft.	29 ft.	

Development Feature	R-BI	R-2	R-2-6,000	Additional Requirements
Bluffs	See Section 21.28.040 (Bluff (B) Overlay District).			
Fencing	See Section 21.30.040 (Fences, Hedges, Walls and Retaining Walls).			
Landscaping	See Chapter 21.36 (Landscaping Standards).			
Lighting	See Section 21.30.070 (Outdoor Lighting).			
Parking	See Chapter 21.40 (Off-Street Parking).			
Satellite Antennas	See Section 21.48.190 (Satellite Antennas and Amateur Radio Facilities).			
Signs	See Chapter 21.42 (Sign Standards).			
Residential Development Standards	See Section 21.48.180.			

**TABLE 2-3
DEVELOPMENT STANDARDS FOR TWO-UNIT AND MULTI-UNIT
RESIDENTIAL COASTAL ZONING DISTRICTS**

Development Feature	RM	RMD	RM-6,000	Additional Requirements
Lot Dimensions	Minimum dimensions required for each newly created lot.			
Lot Area (1) (2) (3)				
Corner lot	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	
Interior lot	5,000 sq. ft.	5,000 sq. ft.	6,000 sq. ft.	
Lot Width				
Corner lot	60 ft.	60 ft.	60 ft.	
Interior lot	50 ft.	50 ft.	60 ft.	
Lot Depth	N/A	N/A	80 ft.	
Site Area per Dwelling Unit	Minimum required site area per dwelling unit based on net area of the lot unless the maximum number of units is shown on the Coastal Zoning Map.			
	1,200 sq. ft. (7)	1,000 sq. ft.	1,500 sq. ft.	
Site Coverage	Maximum percentage of the total lot area that may be covered by structures.			
	N/A	N/A	60%	
Floor Area Limit (gross floor area)	1.75 (4)	N/A	N/A	
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions. The following setbacks shall apply, unless different requirements are identified on the setback maps in which case the setback maps shall control. (See Part 8 of this title.) Side and rear setback areas shown on the setback maps shall be considered front setback areas for the purpose of regulating accessory structures. Also refer to Section 21.48.180 (Residential Development Standards and Design Criteria).			
Front:	20 ft.	20 ft.	20 ft.	
Side (interior, each):				
Lots 40 ft. wide or less	3 ft.	N/A	6 ft.	
Lots 40'1" wide to 49'11" wide	4 ft.	5 ft.	6 ft.	
Lots 50 ft. wide and greater	8% of the average	N/A	6 ft.	

Development Feature	RM	RMD	RM-6,000	Additional Requirements
	lot width (5)			
Side (street side):				
Lots 40 ft. wide or less	3 ft.	5 ft.	N/A	
Lots 40'1" wide to 49'11" wide	4 ft.		N/A	
Lots 50 ft. wide and greater	8% of the average lot width (5)		6 ft.	
Rear:	10 ft.	25 ft.	6 ft.	
Abutting Alley				Lots abutting a 10 ft. alley or less that are directly across the alley from the side yard of a lot abutting the alley shall provide a setback for the first floor of at least 10 ft. from the alley.
10 ft. wide or less	N/A	N/A	N/A	
15 ft. wide or less	5 ft.		N/A	
15'1" to 19'11"	3'9"		N/A	
20 ft. wide or more	0		N/A	
Waterfront	10 ft.		N/A	
Bluff edge setback	As provided in Section 21.28.040 (Bluff (B) Overlay District).			
Bulkhead setback	Structures shall be set back a minimum of 10 ft. from the bulkhead in each coastal zoning district.			
Height (6)	Maximum height of structures without discretionary approval. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.			
Flat roof	28 ft.	28 ft.	28 ft.	See Section 21.30.060(C) (Increase in Height Limit)
Sloped roof; minimum 3/12 pitch	33 ft.	33 ft.	33 ft.	
Open Space	Minimum required open space.			
	Common: 75 square feet/unit Minimum dimension shall be 15 feet. Private: 5% of the gross floor area for each unit. Minimum dimension shall be 6 feet.	N/A	Common: 75 square feet/unit Minimum dimension shall be 15 feet. Private: 5% of the gross floor area for each unit. Minimum dimension shall be 6 feet.	See Section 21.48.180 (Residential Development Standards and Design Criteria) for R-2 open space standards. The minimum dimension is for length and width.
Bluffs	See Section 21.28.040 (Bluff (B) Overlay District).			
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).			
Landscaping	See Chapter 21.36 (Landscaping Standards).			
Lighting	See Section 21.30.070 (Outdoor Lighting).			
Parking	See Chapter 21.40 (Off-Street Parking).			
Satellite Antennas	See Section 21.48.190 (Satellite Antennas and Amateur Radio Facilities).			
Signs	See Chapter 21.42 (Sign Standards).			
Notes:				
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.??? (Coastal Zone Subdivisions).				
(2) — Lots may be subdivided so that the resulting lot area and dimensions for each new lot are less than				

Development Feature	RM	RMD	RM-6,000	Additional Requirements
<p>that identified in this table in compliance with the provisions of Title 19 (Subdivisions). The minimum lot size shall not be less than the original underlying lots on the same block face and in the same coastal zoning district. Lot width and length may vary according to the width and depth of the original underlying lots. New subdivisions that would result in additional dwelling units beyond what the original underlying lots would allow are not permitted unless authorized by an amendment of the General Plan (GPA).</p> <p>(3) On a site of less than five thousand (5,000) square feet that existed prior to March 10, 1976, a two-family dwelling may be constructed; provided, that there shall be not less than one thousand (1,000) square feet of land area for each dwelling unit.</p> <p>(4) The total gross floor area contained in all buildings and structures on a development site shall not exceed 1.75 times the buildable area of the site or 1.5 times the buildable area of the site in Corona del Mar; provided, that up to two hundred (200) square feet of floor area per required parking space devoted to enclosed parking shall not be included in calculations of total gross floor area.</p> <p>(5) Interior and street side setback areas are not required to be wider than fifteen (15) feet; however, the side setback area on the street side of a corner lot, where the abutting lot has a reversed frontage, shall not be less than the front setback area required on the abutting reversed frontage.</p> <p>(6) On the bluff side of Ocean Boulevard, the maximum height shall not exceed the elevation of the top of the curb abutting the lot.</p> <p>(7) Portions of legal lots that have a slope greater than two-to-one (2:1) or that are submerged lands or tidelands shall be excluded from the land area of the lot for the purpose of determining the allowable number of units.</p> <p>(8) The floor area of a subterranean basement is not included in the calculation of total gross floor area.</p> <p>(9) The maximum gross floor area for a residential structure is determined by multiplying either 1.5 or 2.0 times the buildable area of the lot.</p>				

Chapert 21.22 – Mixed-Use Coastal Zoning Districts (MU-V, MU-MM, MU-CV/15th St, MU-W1, MU-W2)

Sections:

21.22.010	Purposes of Mixed-Use Coastal Zoning Districts
21.22.020	Mixed-Use Coastal Zoning Districts Land Uses
21.22.030	Mixed-Use Coastal Zoning Districts General Development Standards

21.22.010 – Purposes of Mixed-Use Coastal Zoning Districts

The purposes of the individual mixed-use coastal zoning districts and the manner in which they are applied are provided below. For the purpose of this Implementation Plan, mixed-use projects shall comply with nonresidential standards when no mixed-use standards exist.

- A. **MU-V (Mixed-Use Vertical) Coastal Zoning District.** This coastal zoning district is intended to provide for areas appropriate for the development of mixed-use structures that vertically integrate residential dwelling units above the ground floor with retail uses including office, restaurant, retail, and similar nonresidential uses located on the ground floor or above.
- B. **MU-MM (Mixed-Use Mariners' Mile) Coastal Zoning District.** This coastal zoning district applies to properties located on the inland side of Coast Highway in the Mariners' Mile Corridor. Properties fronting on Coast Highway may be developed for nonresidential uses only. Properties to the rear of the commercial frontage may be developed for freestanding nonresidential uses, multi-unit residential dwelling units, or mixed-use structures that integrate residential above the ground floor with nonresidential uses on the ground floor.
- C. **MU-CV/15th St. (Mixed-Use Cannery Village and 15th Street) Coastal Zoning District.** This coastal zoning district applies to areas where it is the intent to establish a cohesively developed district or neighborhood containing multi-unit residential dwelling units with clusters of mixed-use and/or commercial structures on interior lots of Cannery Village and 15th Street on Balboa Peninsula. Allowed uses may include multi-unit dwelling units; nonresidential uses; and/or mixed-use structures, where the ground floor is restricted to nonresidential uses along the street frontage. Residential uses and overnight accommodations are allowed above the ground floor and to the rear of uses along the street frontage. Mixed-use or nonresidential structures are required on lots at street intersections and are allowed, but not required, on other lots.

- D. **MU-W1 (Mixed-Use Water) Coastal Zoning District.** This coastal zoning district applies to waterfront properties along the Mariners' Mile Corridor in which nonresidential uses and residential dwelling units may be intermixed. A minimum of fifty (50) percent of the allowed square footage in a mixed-use development shall be used for nonresidential uses in which marine-related and visitor-serving land uses are mixed as provided in Table 2-8. Design of nonresidential space to facilitate marine-related uses is encouraged.
- E. **MU-W2 (Mixed-Use Water) Coastal Zoning District.** This coastal zoning district applies to waterfront properties in which marine-related uses may be intermixed with general commercial, visitor-serving commercial and residential dwelling units on the upper floors.

21.22.020 – Mixed-Use Coastal Zoning Districts Land Uses and Permit Requirements

- A. **Allowed Land Uses.** Tables 2-6, 2-7, and 2-8 indicate the uses allowed within each coastal zoning district.
- B. **Prohibited Land Uses.** Any table cell with “—” means that the listed land use is prohibited in that specific coastal zoning district.
- C. **Applicable Regulations.** The last column in the tables (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 2-6 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-V	MU-MM (4)	MU-CV/15th St. (5)	Specific Use Regulations
Industry, Manufacturing and Processing, Warehousing Uses				
Handicraft Industry	A	A	A	
Industry, Marine-Related	—	A	A	
Research and Development	A	A	A	
Recreation, Education, and Public Assembly Uses				
Assembly/Meeting Facilities	A	A	A	
Commercial Recreation and Entertainment	A	A	A	
Cultural Institutions	A	A	A	
Schools, Public and Private	A	A	A	
Residential Uses				
Single-Unit Dwellings				
Located on 1st floor	—	—	A (3)	Section 21.48.130
Located above 1st floor	A (1)	—	A (3)	Section 21.48.130

TABLE 2-6 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-V	MU-MM (4)	MU-CV/15th St. (5)	Specific Use Regulations
Multi-Unit Dwellings				
Located on 1st floor	—	A (1)(2)	A (3)	Section 21.48.130
Located above 1st floor	A (1)	A (1)(2)	A (3)	Section 21.48.130
Two-Unit Dwellings				
Located on 1st floor	—	—	A (3)	Section 21.48.130
Located above 1st floor	A (1)	—	A (3)	Section 21.48.130
Home Occupations	A	A (1)	A	Section 21.48.130
Live-Work Units	A	A (1)(2)	A (3)	
Care Uses				
Adult Day Care				
Small (6 or fewer)	A	A	A	
Child Day Care				
Small (8 or fewer)	A	A	A	Section 21.48.070
Day Care, General	—	A	A	Section 21.48.070
Retail Trade Uses				
Alcohol Sales (off-sale)	A	A	A	Section 21.48.030
Alcohol Sales (off-sale), Accessory Only	A	A	A	
Marine Rentals and Sales				
Boat Rentals and Sales	A	A	A	
Marine Retail Sales	A	A	A	
Retail Sales	A	A	A	
Service Uses—Business, Financial, Medical, and Professional				
ATMs	A	A	A	
Emergency Health Care/Urgent Care	A	A	A	
Financial Institutions and Related Services	A	A	A	
Offices—Business	A	A	A	
Offices—Medical and Dental	A	A	A	
Offices—Professional	A	A	A	

TABLE 2-6 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-V	MU-MM (4)	MU-CV/15th St. (5)	Specific Use Regulations
Service Uses—General				
Animal Sales and Services				
Animal Grooming	A	A	A	Section 21.48.050
Animal Retail Sales	A	A	A	Section 21.48.050
Veterinary Services	—	A	—	Section 21.48.050
Artists' Studios	A	A	A	
Eating and Drinking Establishments				
Accessory food service (open to public)	A	A	A	Section 21.48.090
Fast Food	A	A	A	Section 21.48.090
Food Service	A	A	A	Section 21.48.090
Take-Out Service, Limited	A	A	A	Section 21.48.090
Health/Fitness Facilities				
Small—2,000 sq. ft. or less	A	A	A	
Large—Over 2,000 sq. ft	A	A	A	
Laboratories	—	—	—	
Maintenance and Repair Services	A	A	A	
Marine Services				
Entertainment and Excursion Services	A	A	A	Title 17
Marine Service Stations	A	—	—	
Personal Services				
Massage Establishments	A	A	A	Chapter 5.50 Section 21.48.120
Massage Services, Accessory	A	A	A	Section 21.48.120
Nail Salons	A	A	A	
Personal Services, General	A	A	A	
Personal Services, Restricted	A	A	A	
Studio	A	A	A	
Postal Services	A	A	A	
Printing and Duplicating Services	A	A	A	

TABLE 2-6 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-V	MU-MM (4)	MU-CV/15th St. (5)	Specific Use Regulations
Smoking Lounges	—	—	—	
Visitor Accommodations				
Hotels, Motels, and Time Shares	A	A	A	
Bed and Breakfast Inns	—	A	—	
Transportation, Communications, and Infrastructure Uses				
Parking Facility	A	A	A (2)	
Marinas	Chapter 21.32			
Marina Support Facilities	A	A	A	
Utilities, Minor	A	A	A	
Utilities, Major	A	A	A	
Wireless Telecommunication Facilities	A	A	A	Section 21.30.100???
Vehicle Rental, Sale, and Service Uses				
Vehicle/Equipment Rentals				
Office Only	A	A	A	
Limited (no outdoor storage)	—	A	—	
Vehicle/Equipment Repair				
Limited	—	A	—	
Vehicle Sales	—	A	—	
Vehicle Sales, Office Only	A	A	—	
Vehicle/Equipment Services				
Automobile Washing	—	A	—	
Service Stations	—	A	—	Section 21.48.210
Other Uses				
Accessory Structures and Uses	A	A	A	
Outdoor Storage and Display	A	A	A	Section 21.48.140
Personal Property Sales	A	A	A	Section 21.48.150
Special Events	Section 21.48.???			
Temporary Uses	Section 21.48.???			

TABLE 2-6 ALLOWED USES	Mixed-Use Zoning Districts			
	A Allowed			
	— Not Allowed *			
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-V	MU-MM (4)	MU-CV/15th St. (5)	Specific Use Regulations
<p>* Uses Not Listed. Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).</p> <p>(1) Allowed only as part of a mixed-use development.</p> <p>(2) Not allowed to front onto Coast Highway. Coast Highway frontage shall be limited to nonresidential uses. See Table 2-8 (Development Standards for Vertical and Horizontal Mixed-Use Coastal Zoning Districts).</p> <p>(3) Not allowed on lots at street intersections unless part of a mixed-use or live-work structure.</p> <p>(4) Properties fronting on Coast Highway shall be developed with nonresidential uses as allowed in Table 2-7. Properties to the rear of the commercial frontage may be developed for freestanding nonresidential uses, multi-unit residential dwelling units, or mixed-use structures that integrate multi-unit residential above the ground floor with nonresidential uses on the ground floor. See Table 2-8 (Development Standards for Vertical and Horizontal Mixed-Use Coastal Zoning Districts).</p> <p>(5) Mixed-use or commercial structures are required on lots at street intersections and are allowed, but not required, on other lots.</p>				

TABLE 2-7 ALLOWED USES	Mixed-Use Coastal Zoning Districts		
	A Allowed		
	— Not allowed *		
Land Use	MU-W1 (4)	MU-W2	Specific Use Regulations
See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.			
Industry, Manufacturing and Processing, Warehousing Uses			
Handicraft Industry	A	A	
Industry, Marine-Related	A	A	
Research and Development	A	A	
Recreation, Education, and Public Assembly Uses			
Assembly/Meeting Facilities			
Small—5,000 sq. ft. or less (religious assembly may be larger than 5,000 sq. ft.)	A	A	
Commercial Recreation and Entertainment	A	A	
Cultural Institutions	A	A	
Parks and Recreational Facilities	A	A	
Schools, Public and Private	A	A	
Residential Uses			
Single-Unit Dwellings			
Located on 1st floor	—	—	
Located above 1st floor	A (1)	A (2)	Section 21.48.130
Multi-Unit Dwellings			
Located on 1st floor	—	—	
Located above 1st floor	A (1)	A (2)	Section 21.48.130
Two-Unit Dwellings			
Located on 1st floor	—	—	
Located above 1st floor	A (1)	A (2)	
Home Occupations	A	A (2)	Section 21.48.110
Care Uses			
Adult Day Care			
Small (6 or fewer)	A	A	
Child Day Care			
Small (8 or fewer)	A	A	Section 21.48.070

TABLE 2-7 ALLOWED USES	Mixed-Use Coastal Zoning Districts		
	A Allowed		
	— Not allowed *		
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-W1 (4)	MU-W2	Specific Use Regulations
Day Care, General	—	A	Section 21.48.070
Retail Trade Uses			
Alcohol Sales (off-sale)	A	A	Section 21.48.030
Alcohol Sales (off-sale), Accessory Only	A	A	
Marine Rentals and Sales			
Boat Rentals and Sales	A	A	
Marine Retail Sales	A	A	
Retail Sales	A	A	
Visitor-Serving Retail	A	A	
Service Uses—Business, Financial, Medical, and Professional			
ATMs	A	A	
Emergency Health Facilities/Urgent Care	—	A	
Financial Institutions and Related Services (above 1st floor only)	A	A	
Offices—Business	A	A	
Offices—Medical and Dental (above 1st floor only)	—	A	
Offices—Profession	A	A	
Service Uses—General			
Animal Retail Sales	A	A	Section 21.48.050
Artists' Studios	A	A	
Eating and Drinking Establishments			
Accessory Food Service (open to public)	A	A	Section 21.48.090
Fast Food	A	A	Section 21.48.090
Food Service	A	A	Section 21.48.090
Take-Out Service—Limited	A	A	Section 21.48.090
Health/Fitness Facilities			
Small—2,000 sq. ft. or less	A	A	
Maintenance and Repair Services	A	A	
Marine Services			

TABLE 2-7 ALLOWED USES	Mixed-Use Coastal Zoning Districts		
	A Allowed		
	— Not allowed *		
Land Use			
See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-W1 (4)	MU-W2	Specific Use Regulations
Boat Storage	A	A	
Boat Yards	A	A	
Entertainment and Excursion Services	A	A	
Marine Service Stations	A	A	
Water Transportation Services	A	A	
Personal Services			
Massage Establishments	A	A	Chapter 5.50 Section 21.48.120
Massage Services, Accessory	A	A	Section 21.48.120
Nail Salons	A	A	
Personal Services, General	A	A	
Personal Services, Restricted	A	A	
Smoking Lounges	—	—	
Visitor Accommodations			
Hotels, Motels, Bed and Breakfast Inns, and Time Shares	A	A	
Transportation, Communications, and Infrastructure			
Parking Facilities	A	A	
Communication Facilities	A	A	
Heliports and Helistops (7)	A	A	
Marinas	Chapter 21.32		
Marina Support Facilities	A	A	
Utilities, Minor	A	A	
Utilities, Major	A	A	
Wireless Telecommunication Facilities	Chapter 15.70		
Other Uses			
Accessory Structures and Uses	A	A	
Outdoor Storage and Display	A	A	Section 21.48.140
Personal Property Sales	A	A	Section 21.48.150
Special Events	Section 21.48.???		

TABLE 2-7 ALLOWED USES	Mixed-Use Coastal Zoning Districts		
	A Allowed		
	— Not allowed *		
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	MU-W1 (4)	MU-W2	Specific Use Regulations
Temporary Uses	Section 21.48.???		
<p>* Uses Not Listed. Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).</p> <p>(1) May only be located on lots with a minimum of two hundred (200) lineal feet of frontage on Coast Highway. Refer to Section 21.48.130 (Mixed-Use Projects) for additional development standards.</p> <p>(2) May only be located above a commercial use and not a parking use. Refer to Section 21.48.130 (Mixed-Use Projects) for additional development standards.</p> <p>(3) Late Hours. Facilities with late hours shall mean facilities that offer service and are open to the public past 11:00 p.m. any day of the week.</p> <p>(4) Permitted or Minor Use Permit Required.</p> <p>a. A minor use permit shall be required for any use located within five hundred (500) feet, property line to property line, of any residential coastal zoning district.</p> <p>b. A minor use permit shall be required for any use that maintains late hours.</p> <p>(5) Approval of a minor site development review, in compliance with Section 21.52.080, shall be required prior to any development to ensure that the uses are fully integrated and that potential impacts from their differing activities are fully mitigated.</p> <p>(4) A minimum of fifty (50) percent of the square footage of a mixed-use development shall be used for nonresidential uses.</p> <p>(5) Applicants for City approval of a heliport or helistop shall provide evidence that the proposed heliport or helistop complies fully with State of California permit procedures and with any and all conditions of approval imposed by the Federal Aviation Administration (FAA), the Airport Land Use Commission for Orange County (ALUC), and by the Caltrans Division of Aeronautics.</p>			

21.22.030 – Mixed-Use Coastal Zoning Districts General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-6, in addition to the development standards in Part 3 of this title (Site Planning and Development Standards).

**TABLE 2-8
DEVELOPMENT STANDARDS FOR VERTICAL AND HORIZONTAL MIXED-USE ZONING DISTRICTS**

Development Feature	MU-V	MU-MM	MU-CV/15th St.	Additional Regulations
Lot Dimensions (1)(2)	Minimum dimensions required for each newly created lot.			
Lot Area (2)	2,500 sq. ft.	10,000 sq. ft.	5,000 sq. ft.	

Development Feature	MU-V	MU-MM	MU-CV/15th St.	Additional Regulations
Lot Width (2)	25 ft.	50 ft.	40 ft.	
Density Range	Minimum/maximum allowable density range for residential uses.			
Lot area required per unit (sq. ft.) (3)	Minimum: 1,631 Maximum: 2,167 (5)	Minimum: 1,631 Maximum: 2,167 For property beginning 100 ft. north of Coast Hwy.	Minimum: 1,631 Maximum: 2,167 (5)	
Floor Area Ratio (FAR) (4)				
Mixed-use development	Min. 0.35 Max. 0.50 for nonresidential Max. 1.0 for residential.	Min. 0.25 Max. 0.50 for nonresidential Max. 1.0 for residential.	Min. 0.25 Max. 0.50 for nonresidential Max. 1.0 for residential.	
Nonresidential only	0.75	0.50	0.50	
Residential only	N/A	N/A	1.5	
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.			
Front	0	0	0	
Side	0	0	0	
Side adjoining a residential district	5 ft.	5 ft.	5 ft.	
Rear	0	0	0	
Rear adjoining residential district	5 ft.	5 ft.	5 ft.	
Rear adjoining an alley	10 ft.	5 ft.	10 ft.	
Bulkhead setback	10 ft.	N/A		
Open Space				
Common open space	Minimum 75 square feet/dwelling unit. (The minimum dimension (length and width) shall be 15 feet.)			
Private open space	5% of the gross floor area for each unit. (The minimum dimension (length and width) shall be 6 feet.)			
Separation Distance	Minimum distance between detached residential structures on same lot.			
	10 ft.	10 ft.	10 ft.	
Height	Maximum allowable height of structures without discretionary approval. See Section 21.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.			
MU-V, MU-MM, and MU-CV/15th St.	26 ft. with flat roof, less than 3/12 roof pitch 31 ft. with sloped roof, 3/12 roof pitch or greater			
MU-DW	32 ft. with flat roof, less than 3/12 roof pitch 37 ft. with sloped roof, 3/12 roof pitch or greater			
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).			
Landscaping	See Chapter 21.36 (Landscaping Standards).			
Lighting	See Section 21.30.070 (Outdoor Lighting).			

Development Feature	MU-V	MU-MM	MU-CV/15th St.	Additional Regulations
Outdoor Storage/Display	See Section 21.48.140 (Outdoor Storage, Display, and Activities).			
Parking	See Chapter 21.40 (Off-Street Parking).			
Satellite Antennas	See Section 21.48.190 (Satellite Antennas and Amateur Radio Facilities).			
Signs	See Chapter 21.42 (Sign Standards).			
<p>Notes:</p> <p>(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.??? (Coastal Zone Subdivisions).</p> <p>(2) The standards for minimum lot area and lot width are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for the creation of ownership or leasehold (e.g., condominium) purposes.</p> <p>(3) For the purpose of determining the allowable number of units, portions of legal lots that are submerged lands or tidelands are included in land area of the lot.</p> <p>(4) Portions of legal lots that are submerged lands or tidelands shall be included in the land area of the lot for the purpose of calculating the allowable floor area of structures.</p> <p>(5) The minimum density may be modified or waived through the approval of a coastal development permit. The review authority may only waive or modify the minimum density upon making the finding that the subject property contains unique site constraints that prevent the project from complying with this standard.</p>				

**TABLE 2-9
DEVELOPMENT STANDARDS FOR WATERFRONT MIXED-USE ZONING DISTRICTS**

Development Feature	MU-W1 (3)	MU-W2	Additional Requirements
Lot Dimensions (1)(2)	Minimum dimensions required for each newly created lot.		
Lot Area			
Mixed-use structures	20,000 sq. ft.	2,500 sq. ft.	
Non-mixed-use structures	10,000 sq. ft.	2,500 sq. ft.	
Lot Width			
Mixed-use structures	200 ft.	25 ft.	
Non-mixed-use structures	50 ft.	25 ft.	
Density (4)	Minimum/maximum allowable density range for residential uses.		
Lot area required per unit	Minimum: 7,260 sq. ft. per unit	Minimum: 1,631 Maximum: 2,167 (6)	
Floor Area Ratio (FAR) (5)			
Mixed-use development	Min. 0.35 and Max. 0.5 for nonresidential uses. Max. 0.5 for residential uses. (3) Max. 1.0 for mixed-use projects	Min. 0.35 and Max. 0.5 for nonresidential. Max. 0.75 for residential uses. Lido Marina Village Min. 0.35 Max. 0.7 for	

Development Feature	MU-W1 (3)	MU-W2	Additional Requirements
Nonresidential only	0.5 commercial only (3)	nonresidential and 0.8 residential. 0.5 commercial only	
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.		
Front	0	0	
Side	0	0	
Side adjoining a residential district	5 ft.	5 ft.	
Rear	0	0	
Rear residential portion of mixed use	N/A	5 ft.	
Rear nonresidential adjoining a residential district	N/A	5 ft.	
Rear adjoining an alley	N/A	10 ft.	
Bulkhead setback	10 ft.	10 ft.	
Open Space			
Common open space	Minimum 75 square feet/dwelling unit. (The minimum dimension (length and width) shall be 15 feet.)		
Private open space	5% of the gross floor area for each dwelling unit. (The minimum dimension (length and width) shall be 6 feet.)		
Separation Distance	Minimum distance between detached structures on same lot.		
	10 ft.	10 ft.	
Height	Maximum allowable height of structures without discretionary approval. See Section 21.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.		
	26 ft. with flat roof, less than 3/12 roof pitch		
	31 ft. with sloped roof, 3/12 roof pitch or greater		
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).		
Landscaping	See Chapter 21.36 (Landscaping Standards).		
Lighting	See Section 21.30.070 (Outdoor Lighting).		
Outdoor Storage/Display	See Section 21.48.140 (Outdoor Storage, Display, and Activities).		
Parking	See Chapter 21.40 (Off-Street Parking).		
Satellite Antennas	See Section 21.48.190 (Satellite Antennas and Amateur Radio Facilities).		
Signs	See Chapter 21.42 (Sign Standards).		
Notes:			
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.??? (Coastal Zone Subdivisions).			
(2) The standards for minimum lot area and lot width are intended to regulate sites for development purposes only and are not intended to establish minimum dimensions for the creation of ownership or leasehold (e.g.,			

Development Feature	MU-W1 (3)	MU-W2	Additional Requirements
<p>condominium) purposes.</p> <p>(3) A minimum of fifty (50) percent of the square footage in a mixed-use development shall be used for nonresidential uses.</p> <p>(4) For the purpose of determining the allowable number of units, portions of legal lots that are submerged lands or tidelands shall be included in land area of the site.</p> <p>(5) Portions of legal lots that are submerged lands or tidelands shall be included in the net area of the lot for the purpose of calculating the allowable floor area of structures.</p> <p>(6) The minimum density may be modified or waived through the approval of a site development review. The review authority may only waive or modify the minimum density upon making the finding that the subject property contains unique site constraints that prevent the project from complying with this standard.</p>			

Chapter 21.20 – Commercial Coastal Zoning Districts (CC, CG, CM, CN, CV, OG)

Sections:

21.20.010	Purposes of Commercial Coastal Zoning Districts
21.20.020	Commercial Coastal Zoning Districts Land Uses
21.20.030	Commercial Coastal Zoning Districts General Development Standards

21.20.010 – Purposes of Commercial Coastal Zoning Districts

The purposes of the individual commercial coastal zoning districts and the manner in which they are applied are as follows:

- A. **CC (Commercial Corridor) Coastal Zoning District.** The CC Coastal Zoning District is intended to provide for areas appropriate for a range of neighborhood-serving retail and service uses along street frontages that are located and designed to foster pedestrian activity.
- B. **CG (Commercial General) Coastal Zoning District.** The CG Coastal Zoning District is intended to provide for areas appropriate for a wide variety of commercial activities oriented primarily to serve Citywide or regional needs.
- C. **CM (Commercial Recreational and Marine) Coastal Zoning District.** The CM Coastal Zoning District is intended to provide for areas appropriate for commercial development on or near the waterfront that will encourage the continuation of coastal-dependent and coastal-related uses, maintain the marine theme and character, encourage mutually supportive businesses, encourage visitor-serving and recreational uses, and encourage physical and visual access to the bay on sites located on or near the bay.
- D. **CN (Commercial Neighborhood) Coastal Zoning District.** The CN Coastal Zoning District is intended to provide for areas appropriate for a limited range of retail and service uses developed in one or more distinct centers oriented to serve primarily the needs of and maintain compatibility with residential uses in the immediate area.
- E. **CV (Commercial Visitor-Serving) Coastal Zoning District.** The CV Coastal Zoning District is intended to provide for areas appropriate for accommodations, goods, and services intended to serve primarily visitors to the City.
- F. **OG (Office—General) Coastal Zoning District.** The OG Coastal Zoning District is intended to provide for areas appropriate for administrative, professional, and medical offices with limited accessory retail and service uses.

21.20.020 – Commercial Coastal Zoning Districts Land Uses

- A. **Allowed Land Uses.** Table 2-4 indicates the uses allowed within each coastal zoning district.

- B. **Prohibited Land Uses.** Any table cell with “—” means that the listed land use is prohibited in that specific coastal zoning district.
- C. **Applicable Regulations.** The last column in the tables (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 2-4 ALLOWED USES	Commercial Retail Coastal Zoning Districts						
	A Allowed — Not allowed *						
	CC	CG	CM	CN	CV	OG	Specific Use Regulations
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.							
Industry, Manufacturing and Processing, and Warehousing Uses							
Handicraft Industry	A	A	A	A	A	—	
Research and Development, General	—	—	—	—	—	A	
Research and Development, Restricted	—	—	—	—	—	A	
Recreation, Education, and Public Assembly Uses							
Assembly/Meeting Facilities	A	A	A	A	A	A	
Commercial Recreation and Entertainment	A	A	A	A	A	—	
Cultural Institutions	A	A	A	—	A	—	
Schools, Public and Private	—	A	A	A	A	A	
Retail Trade Uses							
Alcohol Sales (off-sale)	A	A	A	A	A	A	Section 21.48.030
Alcohol Sales (off-sale), Accessory Only	A	A	A	A	A	A	
Bulk merchandise	—	A	—	A	—	—	
Marine Rentals and Sales							
Boat Rentals and Sales	—	A	A	—	A	—	
Marine Retail Sales	A	A	A	—	A	—	
Retail Sales	A	A	A	A	—	A (1)	
Visitor-Serving Retail	A	—	—	—	A		
Service Uses—Business, Financial, Medical, and Professional							
ATM	A	A	A	A	A	A	
Emergency Health Facility/Urgent Care	A (2)	A (2)	—	—	A (2)	A	
Financial Institutions and Related Services	A	A	—	A	A	A	
Offices—Corporate	A (2)	A (2)	A (2)	A (2)	—	A	
Offices—Business	A	A	A	A	A	A	

TABLE 2-4 ALLOWED USES	Commercial Retail Coastal Zoning Districts						
	A Allowed						
	– Not allowed *						
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	CC	CG	CM	CN	CV	OG	Specific Use Regulations
Offices—Medical and Dental	A	A	—	A	A	A	
Offices—Professional (above 1st floor only)	A (2)	A (2)	A (2)	A (2)	A (2)	A	
Outpatient Surgery Facility	A (2)	A (2)	A (2)	—	—	A	
Service Uses—General							
Ambulance Services	—	A	—	—	—	—	
Animal Sales and Services							
Animal Boarding/Kennels	A	A	—	A	—	—	Section- 21.48.050
Animal Grooming	A	A	—	A	A	A	Section- 21.48.050
Animal Retail Sales	A	A	—	A	A	—	Section- 21.48.050
Veterinary Services	A	A	—	A	—	A	Section- 21.48.050
Artists' Studios	A	A	A	A	A	A	
Catering Services	—	A	A	A	A	A	
Day Care, General	A	A	—	A	A	A	
Eating and Drinking Establishments	A	A	A	A	A	A	Section 21.48.090
Bars, Lounges, and Nightclubs	A	A	A	A	A	—	Section 21.48.090
Funeral Homes and Mortuaries, without crematorium	—	A	—	—	—	A	
Funeral Homes and Mortuaries, with crematorium	—	A	—	—	—	A	
Health/Fitness Facilities							
Small—2,000 sq. ft. or less	A	A	A	A	A	A	
Large—Over 2,000 sq. ft.	A	A	A	A	A	A	
Laboratories	—	A	—	—	—	A	
Maintenance and Repair Services	A	A	—	A	—	A	
Marine Services							
Boat Storage	—	—	A	—	—	—	
Boat Yards	—	—	A	—	—	—	
Entertainment and Excursion Services	—	—	A	—	A	—	Title 17
Marine Service Stations	—	—	A	—	A	—	

TABLE 2-4 ALLOWED USES	Commercial Retail Coastal Zoning Districts						
	A Allowed						
	– Not allowed *						
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	CC	CG	CM	CN	CV	OG	Specific Use Regulations
Water Transportation Services	—	—	A	—	A	—	
Massage Establishments	A	A	—	A	A	A	Chapter 5.50 Section 21.48.120
Massage Services, Accessory	A	A	—	A	A	A	Section 21.48.120
Nail Salons	A	A	—	A	A	—	
Personal Services, General	A	A	—	A	A	A	
Personal Services, Restricted	A	A	—	A	A	A	
Studio	A	A	—	A	A	—	
Postal Services	A	A	—	A	A	A	
Printing and Duplicating Services	A	A	—	A	—	A	
Recycling Facilities							
Collection Facility—Small	A	A	—	A	—	—	Section 21.48.160
Smoking Lounges	—	—	—	—	—	—	
Visitor Accommodations							
Bed and Breakfast Inns	A	A	A	—	A	—	Section 21.48.060
Hotels and Motels	A	A	A	—	A	—	
RV Parks	—	—	—	—	A	—	
Time Share Facilities	—	A	—	—	A	—	Section 21.48.220
SRO Residential Hotel	A	A	A	A	A	—	
Transportation, Communications, and Infrastructure Uses							
Communication Facilities	A	A	A	—	A	A	
Marinas	Chapter 21.32					—	
Marina Support Facilities	—	—	A	—	A	—	
Parking Facilities	A	A	A	A	A	A	
Parking Structure, adjacent to residential coastal zoning district	A	A	—	A	A	A	
Utilities, Minor	A	A	A	A	A	A	
Utilities, Major	A	A	A	A	A	A	
Wireless Telecommunication Facilities	A	A	A	A	A	A	Section 21.30.100???

TABLE 2-4 ALLOWED USES	Commercial Retail Coastal Zoning Districts						
	A Allowed						
	– Not allowed *						
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	CC	CG	CM	CN	CV	OG	Specific Use Regulations
Vehicle Rental, Sale, and Service Uses							
Vehicle/Equipment Rentals							
General	—	A	—	—	A	—	
Office Only	A	A	A	A	A	A	
Limited	A	A	A	—	A	—	
Vehicles for Hire	—	A	—	—	A	—	
Vehicle/Equipment Repair							
General	—	A	—	—	—	—	
Limited	A	A	A	—	—	—	
Vehicle Sales, Office Only	A	A	A	A	A	A	
Vehicle/Equipment Services							
Automobile Washing/Detailing, full service	—	A	—	A	A	—	
Automobile Washing/Detailing, self-service or accessory	A	A	—	A	A	A	
Service Stations	A	A	—	A	A	—	Section-21.48.210
Other Uses							
Accessory Structures and Uses	A	A	A	A	A	A	
Drive-Through Facilities	A	A	A	A	A	A	Section-21.48.080
Special Events	Section 21.48.???						
Outdoor Storage and Display	A	A	A	A	A	A	Section-21.48.140
Temporary Uses	Section 21.48.???						
<p>* Uses Not Listed. Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).</p> <p>(1) Late Hours. Facilities with late hours shall mean facilities that offer service and are open to the public past 11:00 p.m. any day of the week.</p> <p>(2) Permitted or Minor Use Permit Required.</p> <p style="padding-left: 40px;">a. A minor use permit shall be required for any use located within five hundred (500) feet, property line to property line, of any residential zoning district.</p> <p style="padding-left: 40px;">b. A minor use permit shall be required for any use that maintains late hours.</p> <p>(3) Applicants for City approval of a heliport or helistop shall provide evidence that the proposed heliport or helistop complies fully with State of California permit procedures and with all conditions of approval imposed by the Federal Aviation Administration (FAA), the Airport Land Use Commission for Orange County (ALUC), and by the</p>							

TABLE 2-4 ALLOWED USES	Commercial Retail Coastal Zoning Districts						
	A Allowed						
	– Not allowed *						
Land Use See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	CC	CG	CM	CN	CV	OG	Specific Use Regulations
Caltrans Division of Aeronautics.							
(4) Only Retail Sales Less than 10,000 sq.ft., Pharmacies, and Medical Supplies.							
(5) Above 1st floor only.							

21.20.030 – Commercial Coastal Zoning Districts General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-5, in addition to the development standards in Part 3 of this title (Site Planning and Development Standards).

**TABLE 2-5
DEVELOPMENT STANDARDS FOR COMMERCIAL COASTAL ZONING DISTRICTS**

Development Feature	CC	CG	CM	CN	CV	OG	Additional Requirements
Lot Dimensions	<i>Minimum dimensions required for each newly created lot</i>						
Lot Area (1)	5,000 sq. ft.	10,000 sq. ft.	N/A	20,000 sq. ft.	N/A	5,000 sq. ft.	
Lot Width	25 ft.	50 ft.	N/A	100 ft.	N/A	50 ft.	
Setbacks	<i>Minimum setbacks required for primary structures. See Section 21.30.110(D) (Allowed Encroachments into Setback Areas) for setback measurement, allowed projections into setbacks, and exceptions.</i>						
Front	0	0	0	0	0	N/A	
Side (interior, each):							
Abutting nonresidential	0	0	0	0	0	0	
Abutting residential	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Side (Street side)	0	0	0	0	0	15 ft.	
Rear:							
Abutting an alley	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	0	
Not abutting an alley	0	0	0	0	0	5 ft.	
Abutting residential	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Bulkhead Setback	<i>Structures shall be set back a minimum of 10 ft. from the bulkhead in each coastal zoning district.</i>						
Floor Area Ratio (2) (3)	<i>The specific floor area limitations for each coastal zoning district are identified on the Coastal Zoning Map.</i>						

Development Feature	CC	CG	CM	CN	CV	OG	Additional Requirements
Height	Maximum allowable height of structures without discretionary approval. See Section 21.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.						
Within Shoreline Height Limit Zone	26 ft. with flat roof; less than 3/12 pitch 31 ft. with sloped roof; 3/12 or greater pitch						Section 21.30.060
Not within Shoreline Height Limit Zone	32 ft. with flat roof; less than 3/12 pitch 37 ft. with sloped roof; 3/12 or greater pitch						
Within High Rise Height Area (See Figure H-1, attached to the ordinance codified in this title).	300						
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).						
Landscaping	See Chapter 21.36 (Landscaping Standards).						
Lighting	See Section 21.30.070 (Outdoor Lighting).						
Outdoor Storage/Display	See Section 21.48.140 (Outdoor Storage, Display, and Activities).						
Parking	See Chapter 21.40 (Off-Street Parking).						
Signs	See Chapter 21.42 (Sign Standards).						
Notes:							
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.??? (Coastal Zone Subdivisions).							
(2) In the CG Coastal Zoning District, when 0.3/0.5 is shown on the Coastal Zoning Map, the FAR may be increased to a maximum of 0.5 when two or more legal lots are merged to accommodate larger commercial development projects.							
(3) Portions of legal lots that are submerged lands or tidelands shall be included in the land area of the lot for the purpose of calculating the allowable floor area for structures.							

Chapter 21.24 – Industrial Coastal Zoning Districts (IG)

Sections:

- 21.24.010 Purposes of Industrial Coastal Zoning District
- 21.24.020 Industrial Coastal Zoning District Land Uses
- 21.24.030 Industrial Coastal Zoning Districts General Development Standards

21.24.010 – Purposes of Industrial Coastal Zoning District

The IG Coastal Zoning District is intended to provide for areas appropriate for a wide range of moderate to low intensity industrial uses (e.g., light manufacturing and research and development) and limited accessory commercial and office uses.

21.24.020 – Industrial Coastal Zoning District Land Uses and Permit Requirements

- A. Allowed Land Uses. Table 2-10 indicates the uses allowed within each coastal zoning district
- B. Prohibited Land Uses. Any table cell with “—” means that the listed land use is prohibited in that specific coastal zoning district.
- C. Applicable Regulations. The last column in the tables (“Specific Use Regulations”) may include a reference to additional regulations that apply to the use.

TABLE 2-10	Industrial Coastal Zoning District	
	A Allowed	
	— Not allowed *	
Land Use	IG	Specific Use Regulations
See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.		
Industry, Manufacturing and Processing, Warehousing Uses		
Food Processing	A	
Handicraft Industry	A	
Industry		
Small—10,000 sq. ft. or less	A	
Large—Over 10,000 sq. ft.	A	
Personal Storage (Mini Storage)	A	

TABLE 2-10	Industrial Coastal Zoning District	
	A Allowed	
	— Not allowed *	
Land Use		
See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	IG	Specific Use Regulations
Research and Development, General	A	
Research and Development, Restricted	A	
Warehousing		
Small—10,000 sq. ft. or less	A	
Large—Over 10,000 sq. ft	A	
Wholesaling	A	
Recreation, Education, and Public Assembly Uses		
Assembly/Meeting Facilities	A	
Retail Trade Uses		
Alcohol Sales (off-sale)	A	Section 21.48.030
Alcohol Sales (off-sale), Accessory Only	A	
Building Materials and Services	A	
Contractor's Storage Yards	A	
Marine Rentals and Sales		
Boat Rentals and Sales	A	
Marine Retail Sales	A	
Retail Sales	A	
Service Uses—Business, Financial, Medical, and Professional		
ATMs	A	
Offices—Business and Professional	A	
Service Uses—General		
Ambulance Services	A	
Animal Sales and Services		
Animal Boarding/Kennels	A	Section 21.48.050
Animal Grooming	A	Section 21.48.050
Animal Hospitals/Clinics	A	Section 21.48.050
Animal Retail Sales	A	Section 21.48.050
Catering Services	A	

TABLE 2-10	Industrial Coastal Zoning District	
	A Allowed	
	— Not allowed *	
Land Use	IG	Specific Use Regulations
See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.		
Eating and Drinking Establishments		
Take-Out Service—Limited	A	Section 21.48.090
Funeral Homes and Mortuaries	A	
Health/Fitness Facilities		
Small—2,000 sq. ft. or less	A	
Large—Over 2,000 sq. ft.	A	
Laboratories	A	
Maintenance and Repair Services	A	
Marine Services		
Boat Storage	A	
Boat Yards	A	
Personal Services		
Studios	P	
Postal Services	A	
Printing and Duplicating Services	A	
Recycling Facilities		
Collection Facility—Large	A	Section 21.48.160
Collection Facility—Small	A	Section 21.48.160
Transportation, Communications, and Infrastructure Uses		
Communication Facilities	A	
Heliports and Helistops (1)	A	
Parking Facilities	A	
Utilities, Minor	A	
Utilities, Major	A	
Wireless Telecommunication Facilities	A	Section 21.30.100???
Vehicle Rental, Sale, and Service Uses		
Vehicle/Equipment Rentals		
Office Only	A	

TABLE 2-10	Industrial Coastal Zoning District	
	A Allowed	
	— Not allowed *	
Land Use		
See Part 7 of this title for land use definitions. See Chapter 21.12 for unlisted uses.	IG	Specific Use Regulations
Limited	A	
Vehicles for Hire	A	
Vehicle/Equipment Rentals and Sales	A	
Vehicle/Equipment Repair		
General	A	
Limited	A	
Vehicle/Equipment Services		
Automobile Washing/Detailing	A	
Service Stations	A	Section 21.48.210
Vehicle Storage	A	
Other Uses		
Accessory Structures and Uses	A	
Caretaker Residence	A	
Drive-Through Facilities	A	Section 21.48.080
Outdoor Storage and Display	A	Section 21.48.140
Special Events	Section 21.48.???	
Temporary Uses	Section 21.48.???	
* Uses Not Listed. Land uses that are not listed in the table above, or are not shown in a particular coastal zoning district, are not allowed, except as otherwise provided by Section 21.12.020 (Rules of Interpretation).		
(1) Applicants for City approval of a heliport or helistop shall provide evidence that the proposed heliport or helistop complies fully with State of California permit procedures and with any and all conditions of approval imposed by the Federal Aviation Administration (FAA), the Airport Land Use Commission for Orange County (ALUC), and by the Caltrans Division of Aeronautics.		

21.24.030 – Industrial Coastal Zoning Districts General Development Standards

New land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-11, in addition to the development standards in Part 3 of this title (Site Planning and Development Standards).

TABLE 2-11
DEVELOPMENT STANDARDS FOR INDUSTRIAL ZONING DISTRICT

Development Feature	IG	Additional Requirements
Lot Dimensions	Minimum dimensions required for each newly created lot.	
Lot Area	10,000 sq. ft.	
Lot Width	0	
Setbacks	The distances below are minimum setbacks required for primary structures. See Section 21.30.110 (Setback Regulations and Exceptions) for setback measurement, allowed projections into setbacks, and exceptions.	
Front	15 ft.	
Side (Interior)	0	
Adjoining a nonindustrial coastal zoning district	10 ft.	
Side (Street side)	15 ft.	
Rear	0	
Adjoining a nonindustrial coastal zoning district	10 ft.	
Floor Area Ratio	0.75, or specified on the Official Coastal Zoning Map	
Height	Maximum allowable height of structures without discretionary approval. See Section 21.30.060 (Height Limits and Exceptions) for height measurement requirements. See Section 21.30.060(C) (Increase in Height Limit) for possible increase in height limit.	
	32 ft. with flat roof, less than 3/12 roof pitch 37 ft. with sloped roof, 3/12 roof pitch or greater	
Fencing	See Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls).	
Landscaping	See Chapter 21.36 (Landscaping Standards).	
Lighting	See Section 21.30.070 (Outdoor Lighting).	
Outdoor Storage/Display	See Section 21.48.140 (Outdoor Storage, Display, and Activities).	
Parking	See Chapter 21.40 (Off-Street Parking).	
Signs	See Chapter 21.42 (Sign Standards).	
Notes:		
(1) All development and the subdivision of land shall comply with the requirements of Section 21.30.??? (Coastal Zone Subdivisions).		